



Design and Access Statement

Proposed Erection of a Hay Barn
on Land at Ty-Newydd,
Knolton, Overton. LL13 0LE.

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Statement prepared for

Report prepared by
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Contents

- 1.0 Design and Access Statement
- 1.1 Site and Area Assessment
- 1.2 Access
- 1.3 Density and Accommodation Analysis
- 1.4 Building Type
- 1.5 Highways
- 1.6 Means of Enclosure
- 1.7 Waste Collection
- 1.8 Scale
- 1.9 Appearance
- 1.10 Landscaping
- 1.11 Summary

Executive Summary

Woodsyde Developments Ltd has been commissioned by the client to undertake a Design and Access Statement for a planning application for a proposed Hay Barn building at Ty-Newydd, Knolton in the County of Wrexham. The proposed development will be located in the land behind Ty-Newydd within the field which is used for cultivation, harvest and animal keep, adjacent to the applicant's machinery and part of this small holding 35037018301.

Access to the property and fields will not alter with this from the improved access completed recently under planning reference P2020/0580, which was approved on 6th November 2020. There will be no increase in the number or type of vehicle attracted to the site as a result of these proposals, so no further alterations will be necessary.

The size of the building is approximately 112.06m³ and application site is approximately 145m³ with the building have a maximum height of 6.5m, which will be a similar height to the existing buildings at the garage site. According to the Environment Agency Flood Maps the application site is located within Flood Zone 1 and is not at risk from flooding from rivers and surface water run-off.

1.0 Design and Access Statement

1.1 Site and Area Assessment

The site is in general, flat and sits in a large field behind the main property Ty-Newydd. The field has an area set aside to store the farm vehicles, tractors and implements that the vendor uses for his day-to-day work.

To the north, east and south of the proposed building is farmland with existing residential properties immediately west of the application site, including the vendors own property Ty-Newydd. The field in which the building will sit is cultivated annually for haylage and sheep rearing and raising of special breed animals. Some of the haylage is used for feed and bedding for the sheep, but most of this is sold to local farms and stabling. Currently, any haylage sits in the open air, which results in the loss of some of the bales which do tend to rot when saturated. The building therefore will provide adequate storage for the fodder.

The proposed building will be set at a similar level to the remainder of the field.

1.2 Access

Access to the building will be across the field similar to the access to the implement storage. The access therefore is not set out and does not need to be. As there will be no increase in the type, nature or number of vehicles attracted to the site by this proposal the existing access to the property will be from the A528.

1.3 Density and Accommodation analysis

Having taken into consideration all planning requirements in regard to overlooking the proposal has been sited in an area of the field immediately adjacent to the storage of the farm vehicles, close enough to the property to be overseen for security purposes but far enough away to have no impact on any of the properties adjacent to the west. The proposal is relatively small proportionally to other similar farm buildings and garage buildings in the locality and is considered to be in keeping with its surroundings.

The building type and external materials used will reflect the existing built form and will match the existing and appear to have been inset for many years.

1.4 Building Type

The building will be single storey, being approximately 14.0m long and 8.0m wide and have an overall height of 6.5m. The building will be provided with a block wall/timber type construction, the lower walls up to a height of 2.0m will be blockwork with the rear and front elevations provided with timber cladding to the upper part of the building, but the end elevations will be open. The proposed doors and roof will be made of corrugated steel sheeting in olive green colour. These will match some of the existing building in the nearby vicinity. The building will offer significant benefit to the vendor in providing suitable storage of haylage. Access to the building will be provided across the grassed field.

1.5 Highways

Access to the building is from the existing internal tracks serving the field and the location where the farm vehicles are stored. The access to the property is located off the A528 and there will be no alteration to this for the purpose of the development. There will be no increase in vehicle type or use and the access over and above that which currently exists. Suitable on plot turning is available within the applicant's land. In highway terms therefore, there will be no change to the existing arrangements and would not expect any additional highway comments to be raised in this regard.

1.6 Means of Enclosure

The building will be located to the north of the field which is laid to grass and provides grazing for the few specialist sheep the vendor raises. The field is bounded by existing mature hedging and livestock fencing.

1.7 Waste Collection

No waste collection will be required as part of the proposals. The surface water drainage will be collected through guttering with rainwater harvesting tanks used in association with this and will then outfall to the pond within the applicant's controlled land, which has a further outfall to ditchcourses to the east. It is considered that the proposals would then provide sufficient sustainable drainage to be compliant with SAB requirements as porosity does not work.

1.8 Scale

The building will be 14.0m long by 8.0m wide with a height of 6.5m. The level of the proposed building will be a similar level to the existing field.

1.9 Appearance

The building will be provided with a block wall/timber type construction, the lower walls up to a height of 2.0m will be blockwork with the rear and front elevations provided with timber cladding to the upper part of the building, but the end elevations will be open. The proposed doors and roof will be made of corrugated steel sheeting in olive green colour. These will match some of the existing building in the nearby vicinity.

1.10 Landscaping

There are no trees within the proposed location of the building. The field in which it sits is bounded by mature hedging and trees. The field will remain as grass and it is not proposed to provide any further planting with these proposals.

1.11 Summary

The proposal is for a relatively small barn to provide adequate storage for the fodder that the vendor cultivates on his fields. The building will provide storage for the vendors haylage as currently any haylage sits in the open air, which results in the loss of some of the bales which do tend to rot when saturated. There is no risk of flooding and the site is within Flood Zone 1.

It is considered that the proposal is appropriate and compliant with national and local policies. In respect of the above therefore we would ask that the application is positively determined.